

SAGUACHE COUNTY TREASURER TAX SALE INFORMATION

SALE:

Each bidder will receive a bidder number card on the morning of the sale. To register you must provide the Treasurer's Office with the following information: Name, mailing address, daytime phone number and social security or Federal ID number. If you are pre-registering via E-mail at ctrujillo@saguachecounty-co.gov then your social security number is optional, but it must be provided on the day of the sale.

BIDDING:

1. Employees and officials of Saguache County, members of their immediate family or their agents, are not allowed to bid at Saguache County Tax Sales.
2. Raising assigned bid card shall do bidding.
3. Each item number and minimum bid (minimum bid includes taxes, interest, advertising cost and Certificate cost) shall be announced and subject to general bidding.
4. Minimum excess bid is \$1.00. If excess bidding reaches \$5.00, bidding will change to \$5.00 increments. Bids made over the announced minimum bid are considered **premium bids** and are not refunded at the time of redemption.

INTEREST:

When redeemed, a certificate will pay at the rate of 10% per annum. Upon redemption all monies will be refunded except **premium bids** and the \$4.00 assignment fee.

SUBSEQUENT TAX:

If the owner does not pay future taxes by July 31st, you will be notified of the amount due. Payment will be endorsed on the tax lien certificate. Payment will accrue interest at the same rate as the certificate.

TREASURER'S DEED:

1. Treasurer's deed may be applied for three years after the original date of sale.
 2. Prior to deed, lien holders have no right to occupy property.
 3. Deed deposit is \$375.00 on REAL property and \$475 on Minerals. Any unused balance will be refunded. Included in the fee is the Treasurer's fee as well as the Owners & Encumbrances Report to follow chain of title and notice of parties.
 4. Upon receiving a Treasurer's Deed it is strongly recommended that the deed holder obtain a clear title by obtaining a Quiet Title (going to court to secure a clear title) and have the property surveyed.
- **A Treasurer's Deed is not a warranty deed and may be contested. The original property owner has up to nine years from the date of Treasurer's Deed to redeem the property through the courts if the title has not been quieted.**

SAFEKEEPING:

The original Certificate of Purchase will be stored in the Treasurer's office. A copy of the Certificate will be mailed to the lien holder after the sale.

NOTE:

*There may be properties advertised that may have illegal subdivisions. If this is so, Saguache County will not issue any type of permit and the State will not issue a well permit.

*Please note that partial payments have been made on several items so the beginning bid amount has changed.